

5. Description of Use

The site is under the planning and zoning jurisdiction of Chatham County. Lystra Gardens is a proposed Conservation Subdivision with a clustered design created through a Conditional Use /PUD under the existing RA-40 zoning designation.

If approved, the Subdivision will promote upscale single-family homes on lots with a minimum lot size of 12,000 s.f. Proposed setback reductions would promote building placement practices that are more responsive to the existing environmental conditions and allow the implementation of Low Impact Development practices.

PUD Dimensional Requirements

Minimum Requirement Lot Area – 12,000 square feet

Minimum Required Lot Area for Two-Family Dwelling except an accessory dwelling unit (#3) - 24,000 square feet

Each unit of a two-family dwelling may be placed on a separate lot, provided that each lot consists of not less than 18,000 square feet, and provided that the common wall between the units is a fire wall as required by the building code.

Minimum Required Lot Width – 80 feet

Minimum Required Front Yard – 20 feet

Minimum Required Side Yard – 15 feet total, 7 Feet min.

Where a two-family dwelling is placed such that the units are on separate lots with a common fire wall, no side yard shall be required at the common wall.

Minimum Required Rear Yard – 20 feet

Maximum Building Height – 60 feet (#24)

Location of Accessory Buildings and structures

Accessory buildings and structures must conform to the minimum required setbacks for the district. Provided, however, well houses, satellite dishes, open carports and telephone booths may be located in the required yards provided they are at least 10 feet from any street or property line. Fences are permitted within the front, side and rear yards with no minimum setback requirement.

Density Calculation

Site Area (Including ROW)	141.53 Ac
Net Site Area	140.45 Ac
R/W Area	8.0 Ac
Stream Buffer Area	8.0 Ac
Additional Land	4.0 Ac
Net Buildable Area	128.45 Ac

$128.45 \text{ Ac} = 5595282 \text{ s.f.}$

$5595282/40,0000 \text{ s.f. lots}$

Max No. Lots = 139

6. Site Plan Discussion

The following site drawings cover the existing conditions, proposed site plan showing lot layout or “sketch plan”, a bubble diagram showing fundamental land use areas. The development will be constructed on-grade, which means that the site will not be leveled and graded to accommodate the buildings. Large sections of untouched areas will remain. These areas will be landscaped and under the care of the homeowner association.

The Subdivision will be planned with private streets, without curb and gutter and to allow for the implementation of Low Impact stormwater practices. The ditch lined street will help preserve a rural character. The street will be designed to minimize grading by responding to topography. Special features such as split entry, roundabouts, and eyebrows will be utilized to create pockets of landscaping and interests.

Lots of 12,000 s.f. size will line the streets. It is planned that no lot will back up to the rear of another lot without an area of tree save between the lots; therefore, creating the feeling of deep wooded lots with limited views of the rear of other lots, except occasionally through existing stands of wooded areas.

Aesthetics play an important role in the design of the project. Open space location, roadway location, and lot location are all organized to create a unified project that fits the site. With the unified project design, a theme for the project is further enhanced by entry landscaping, landscape open space gardens, and street landscape ornamentation.

These unity factors help to beautify and naturalize the Subdivision.

The project is planned to be aesthetically pleasing and technically advanced. The combination of these elements will help create a quality development.

The Lystra Gardens Subdivision benefits can be realized with only a small adjustment in the RA-40 zoning criteria. In order to accomplish this Conservation Subdivision design, the petitioner is requesting an adjustment in dimensional requirements in lot size, from 40,000 s.f. to 12,000 s.f., and a reduction of lot setbacks. This request to adjust lot size without increasing site density will help in allowing the creation of a Conservation Subdivision with its many benefits. The request is in keeping with land conservation and development policies as outlined in the visions of Chatham County. The rezoning being requested is RA-40 Conditional Use Permit for a planned residential development.